

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING: October 13, 1971

Appeal No. 10954 Takoma Park Baptist Church, Appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting on October 19, 1971.

EFFECTIVE DATE OF ORDER: November 19, 1971

ORDERED:

That the appeal for permission to establish a school for retarded children and day care center at 635 Aspen Street, N.W., lots 6, 25, 5, 20 and 803, Square 3169, be CONDITIONALLY GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a church and church school.
3. Appellants request permission to establish a school for retarded children and day care center.
4. The National Children's Center would operate the school for retarded children.
5. The school and service center will have a total enrollment of 20 young adults.
6. The purpose of the center will be two-fold, one which would prepare for gainful employment, and the other to be a work activity center or a shelter, where the young adults would work.
7. The center will also have an evaluation program called personal adjustment. This would be preparing people who are capable of going out on their own and working in gainful employment in the community.
8. The work activity will be a sub-assembly, but more or less training, learning the rudiments of work, and to develop work skills.
9. The young adults associated with the school or service center for retarded children will arrive by bus and when the school day is over at 3:00 p.m. the bus will pick them up.
10. The day care center is to have a total enrollment of not more than 60 children.

11. The day care center will be staffed with professional directors and those with professional teacher training, and having a staff of 10 total.
12. The church stated that the play area for the day care center will be much more than the minimum 6,000 square feet which is required (See BZA Exhibit #8) which will be fenced.
13. Opposition was registered at the public hearing as to the granting of this appeal.

OPINION:

We are of the opinion that the proposed school for the retarded and day care center are so located and the activities will be such that they are not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

This Order shall be subject to the following conditions:

- a. Approval is granted for 3 years for the service center and for 20 students.
- b. The day care center is granted for 60 children.
- c. Appellant is to provide 16 parking spaces.
- d. All deliveries to be made off-street.
- c. Buses delivering children must be disembarked off-street.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By: _____

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.